

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Eastern Blvd., 672 ft. W * ZONING COMMISSIONER
of Marlyn Avenue
807 & 807A Eastern Blvd. * OF BALTIMORE COUNTY
15th Election District
5th Councilmanic District * Case No. 94-38-A
Sports Realty Partnership
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as 807 & 807A Eastern Boulevard located in the Middlesex section of Baltimore County. The Petition is filed by the property owner, Sports Realty Partnership, by H. John Barnhart, general partner. Relief is requested from certain parking and sign requirements contained in the Baltimore County Zoning Regulations (B.C.Z.R.). Specifically, the Petitioner seeks variances from Section 409.8.A.2 to permit a stone paving parking facility in lieu of the required durable and dustless surface; from Section 409.8.A.6 to allow that parking spaces not be striped in lieu of the striping requirement; from Section 409.6.A to permit 17 parking spaces provided in lieu of the required number (determined at the hearing to be 23); and from Section 413.2.F to permit one double faced, free standing, business sign of 168 sq. ft. in area, in lieu of the 100 ft. requirement. All of the requested relief and subject property is more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was the Petitioner/property owner, H. John Barnhart. Also appearing was Clyde F. Hinkle from Rafitis and Associates, Inc., the surveying/engineering firm which prepared the site plan. There were no Protestants present.

Testimony and evidence presented was that the subject site is a narrow, yet deep, lot which fronts Eastern Boulevard in the eastern end of Baltimore County. The property is 1.02 acres in size and is zoned B.L.-C.S.I. and D.R.16. The property is located in a commercial area, with the abutting properties presently in use as a bank and offices. As to the subject property, it is well known to outdoor sportsman who reside both in the eastern end of Baltimore County and throughout the metropolitan area. The property has been in use for many years as the home of a retail outlet known as the Outdoor Sportsman. Specifically, Mr. Barnhart is in business catering to the hunting and fishing enthusiast. His business is run from a two story retail/storage/office building which fronts the property on Eastern Blvd. To the rear of the store is an existing block garage building which is used for storage. Farther back on the site is a parking lot which accommodates customers of the business.

Mr. Barnhart proposes further improvement to the site by the construction of a one-story building towards the rear of the property, beyond the parking lot, for use as an archery range. The proposed building will be 28 ft. deep and 70 ft. wide. Mr. Barnhart indicated that many of his customers are bow hunters and wish to test equipment prior to its purchase. The proposed building will serve as an archery range for the customers of the business and will provide a limited area for them to evaluate the bows before purchasing same. Mr. Barnhart noted that the building will serve only four shooters at one time and will also contain a small retail area to accommodate the bow hunters.

As to the variances presented, three are requested as they relate to parking requirements. The existing parking lot on the property is accessed by an existing gravel driveway which is actually located offsite.

-2-

This driveway is immediately adjacent to the Petitioner's property line next to an existing two story office building at 805 Eastern Boulevard. Apparently, this arrangement has been in effect for many years and adequately serves the site. Further, additional access to the rear parking lot will be provided from the neighboring property on the other side. This neighboring property, known as 809 Eastern Boulevard, is improved with a bank building and existing parking lot. The site plan shows that customers of Mr. Barnhart will still be able to gain access to his property through the bank's lot. It is to be noted that this business has been in its present location for many years, many of the patrons are repeat customers, and the parking plan appears workable, based on a long history of this use at this location.

As to the variances requested, the first one presented is to allow a stone/gravel parking facility, in lieu of the required durable and dustless surface. It is to be noted that the existing driveway is gravel and, to repeat, is not on the Petitioner's property. Further, Mr. Barnhart and Mr. Hinkle both observed that the gravel driveway and parking area is more than adequate. Further, it provides less storm water runoff in this environmentally sensitive area. All of these reasons were offered in support of the requested variance.

The requested waiver of the striping requirement goes hand in hand with the non-durable and dustless surface requirement. Obviously, the gravel driveway cannot be striped in view of the nature of this surface.

The other parking variance requested relates to the number of spaces provided. The site plan shows that the Petitioner will provide 17 spaces. Further, the Petitioner's engineer has calculated the number of spaces required to be 23, as shown on the site plan. This number is computed

-3-

by determining the square footage of the retail area in the front building, as well as the small retail area in the proposed shooting range. Further, spaces are added based on the contemplated use of the range. It appears that the engineer's calculations are appropriate and, in any event, less space is provided than would be required in any reading of the regulations. Further, testimony and evidence presented was that the parking provided is more than appropriate for current needs. Further, it is not anticipated that the construction of the shooting range will increase patronage; only provide an additional service to the existing customers.

Lastly, a variance is requested for the existing sign. The sign has been in place for many years and is comprised of three boards totalling 168 sq. ft. The Petitioner notes that the sign is already there, is not detrimental to the locale and is necessary to identify the business along this highly commercial corridor.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

-4-

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

Based upon the testimony and evidence presented, all of which is uncontradicted, I am persuaded that the granting of the variances will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good. Further, the Petitioner will suffer practical difficulty if the variances are denied. It has been established that special circumstances exist that are peculiar to this site and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the property due to these conditions. Lastly, the variances requested will not cause any injury to the public health, safety and general welfare. For all of these reasons, the variances will be granted.

This property lies within close proximity to the Chesapeake Bay and is, therefore, subject to the Chesapeake Bay Critical Area legislation found within Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management (D.E.P.R.M.) must submit recommendations which describe what steps the Petitioner must take to ensure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

-5-

These recommendations have not, as yet, been submitted. When D.E.P.R.M.'s final comments are completed, they shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of D.E.P.R.M.

Lastly, a review of the Zoning Plans Advisory Committee (ZAC) comment from the Office of Planning and Zoning appears to generally support the variances requested. Also, a note from the Office of Zoning Administration and Development Management (ZADM) requests inclusion of a restriction within this Order limiting use of the proposed archery range to customers of this business only. That is, that comment correctly notes that the proposed range is only permitted as an accessory use to the sporting goods store. If the range were open to the public, as a principal use, it would be considered a commercial recreational enterprise and is not permitted in the subject zone. Thus, a restriction will be provided limiting the use of the range to the customers of this sporting goods store only.

Further, a note was received from the Department of Public Works (DPW) regarding landscaping. The note indicates that the site is subject to the Landscape Manual comments previously issued as part of the development review process and approval. In that, the development plan approval was conditional upon compliance with landscaping requirements, they need not be repeated herein.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ____ day of August, 1993 that a variance from Section 409.8.A.2 to permit a stone paving parking facility in lieu of the required durable and dustless surface, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.6 of the B.C.Z.R. to allow that parking spaces not be striped in lieu of the striping requirement, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.6.A of the B.C.Z.R. to permit 17 parking spaces provided in lieu of the required 23, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2.F of the B.C.Z.R. to permit one double faced, free standing, business sign of 168 sq. ft. in area, in lieu of the 100 ft. requirement, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed archery practice range shall be for the use of the customers of the retail sporting goods store only and must remain as an accessory use to the retail sale of sporting goods conducted onsite.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING
Date 8/30/93
By [Signature]

-7-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 30, 1993

John Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 94-38-A
Petition for Variance
Property: 807-807A Eastern Blvd.
Sports Realty Partnership, Petitioner

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
ett.

cc: Mr. J. Barnhart
1925 Wilson Point Road
Baltimore, Maryland 21220

cc: Mr. Clyde F. Hinkle
Rafitis and Assoc.
1249 Engelberth Road, 21221



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 807 Eastern Blvd
which is presently zoned B-1C

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)
SPORTS REALTY PARTNERSHIP
H. John Barnhart, Partner
15th Election District

Signature
H. John Barnhart

Type or Print Name
H. John Barnhart

Address
807 Eastern Blvd

City
Towson

State
Md

Zip Code
21204

Attorney for Petitioner
W. B. L.

Type or Print Name
W. B. L.

Address
111 West Chesapeake Avenue

City
Towson

State
Md

Zip Code
21204

ESTIMATED LENGTH OF HEARING
unavailable for hearing

the following date

Next Two Months

REVIEWED BY: DATE

ALL OTHER

DATE

VARIANCES

1. From Section 409.8.2 to permit a stone paving parking facility in lieu of the required durable and dustless surface.
2. From Section 409.8.6 to permit that all parking spaces not be striped in lieu of the required striped spaces.
3. From Section 409.6A to permit 17 parking spaces provided in lieu of the required parking spaces.
4. From Section 413.2F to permit one double faced, free standing, business sign of 168 S.F. total area in lieu of a total area of 100 square feet.

REASONS FOR VARIANCE

The subject site is located in the Chesapeake Bay Critical Area and adjacent to a wooded area. The combination of these factors does not lend itself to the paving and striping requirements of the Zoning Regulations. The limited amount of traffic and the fact that the site is adjacent to other parking areas and away from any residential development indicate that adherence to the paving and striping regulations would serve no practical purpose, yet are less desirable in both aesthetic and environmental impact than the design of the parking area as proposed thereby creating practical difficulty.

The site would be improved under the proposed development to contain 14 additional parking spaces to that already provided. The additional spaces would serve the current business as well as the proposed building. The use of the proposed building is tied to the existing business and is not expected to augment parking needs. Consequently the additional parking provided would improve the existing condition. The lot is narrow and deep in configuration. The parking proposed would minimize the impact on the wooded areas, yet resolve for the most part the existing deficiency under the County requirements. Additional parking would create a practical difficulty to the extent that the improvements could not be made due to the forest buffer and wetlands areas to the rear of the site.

The variance for the signage requirement would conform the existing free-standing sign to the current signage requirements. The existing sign has been in existence for almost 40 years with only one addition, approximately ten (10) years ago. Unless the variance is granted, the sign would have to be removed in substantial part or non-conforming status granted.



Bafitis & Associates, Inc.

Zoning Description
for
807 & 807A Eastern Blvd.

Beginning at a point on the south side of Eastern Boulevard, 80 feet wide, at the distance of 672 feet west of the centerline of Marilyn Avenue. Thence the following courses and distances:

South 19° east, 145' to a point; thence south 21°10'30" east 372.51' to a point; thence south 68°49'30" west 100' to a point; thence north 21°10'30" west 372.57' to a point; thence north 68°49'30" east 50' to a point; thence north 19°W. 145', north 71°9' east 50' to the point of beginning, containing 44,507 S.F. ± (1.02 ac.) of land more or less and being recorded among the Land Records of Baltimore County, Maryland in Liber 6132 folio 474 and Liber 8406 folio 227 being situated in the 15th Election District.



William W. Bafitis, P.E.
President
BAFITIS AND ASSOCIATES, INC.

Civil Engineers / Land Planners / Surveyors - 1249 Englebert Road / Baltimore, Maryland 21221 / 410-391-2336

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 8/15/93

Posted for: Chinice

Petitioner: Sports Realty Partnership

Location of property: 807 Eastern Blvd, 15th Election District

Location of Sign: Along Roadway on Property to be zoned

Remarks:

Posted by: Matthew Date of return: 8/16/93

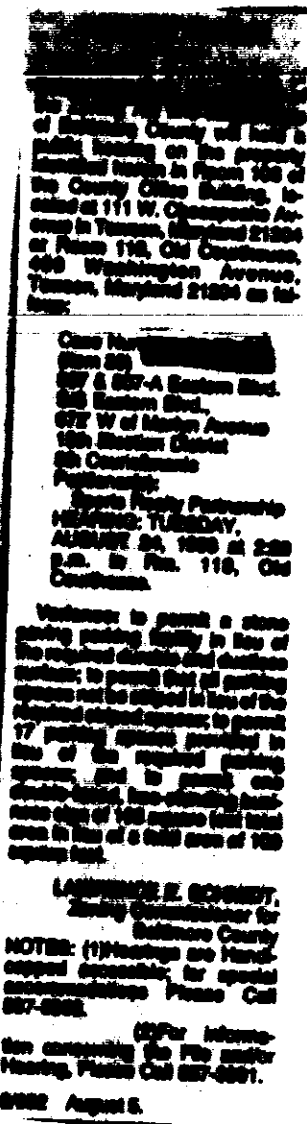
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 8/5, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/5, 1993

THE JEFFERSONIAN,
A. Henickson
LEGAL AD. - TOWSON



TO: PUBLISHER PUBLISHING COMPANY
August 5, 1993 Issue - Jeffersonian

Please forward billing to:

H. John Barnhart
Sports Realty Partnership
807 Eastern Boulevard
Baltimore, Maryland 21221
410-391-0222

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-38-A (Item 36)
807 & 807A Eastern Boulevard
S/S Eastern Boulevard, 672' W of Marilyn Avenue
15th Election District
5th Councilmanic District

Petitioner(s): Sports Realty Partnership
HEARING: TUESDAY, AUGUST 24, 1993 at 2 p.m. in Rm. 118, Old Courthouse.

Variance to permit a stone paving parking facility in lieu of the required durable and dustless surface; to permit that all parking spaces not be striped in lieu of the required striped spaces; to permit 17 parking spaces provided in lieu of the required parking spaces; and to permit one double-faced, free-standing business sign of 168 square feet total area in lieu of a total area of 100 square feet.

Laurence E. Schmidt
Laurence E. Schmidt

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

JULY 28, 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Arnold Jablon
Director

Arnold Jablon
Director

cc: Sports Realty Partnership
John B. Contrum, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 16, 1993

CHANGE OF TIME and/or LOCATION OF HEARING

CASE NUMBER: 94-38-A
PROPERTY LOCATION: 807 and 807A Eastern Boulevard
PETITIONER: Sports Realty Partnership

THE HEARING DATE OF AUGUST 24, 1993 AND LOCATION OF HEARING FOR THE ABOVE CAPTIONED CASE REMAINS THE SAME; THERE IS A CHANGE AS TO THE TIME OF THE HEARING. IT WILL NOW BEGIN AT 3:00 P.M.

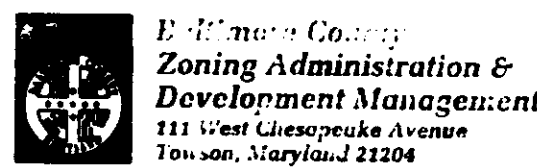
Arnold Jablon
Director

ARNOLD JABLON
DIRECTOR

cc: Sports Realty Partnership
John B. Contrum, Esq.

AJ:ggs

Printed on Recycled Paper



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number: 36

By: JLL

Date: 7/22/93

1 COMM VAK FILING FEE CODE 020 \$ 250.00
1 SIGN POSTING REC CODE 080 35.00
TOTAL 285.00

OWNER: SPORTS REALTY PARTNERSHIP
LOC. 807 AND 807A EASTERN BLVD

D1A01W0021M1CHRC \$285.00
BA C00416P007-23-93

Please Make Checks Payable To: Baltimore County

Cashier Validation



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 16, 1993

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 94-38-A, Item No. 36
Petitioner: Sports Realty Partnership
Petition for Variance

Dear Mr. Gontrum:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 22, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 6, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review Section

RE: Zoning Advisory Committee Meeting
for August 9, 1993
Item No. 36

The Development Plan Review Section has reviewed the subject zoning item. This site is subject to the Landscape Manual Comments previously given as part of the Development Review Process.

RWB:s



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-2-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +36 (JLL)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 9, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 30, 35, 36 and 38.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Edmundo L. Torres

PK/JL:lw

ZAC-30/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Zoning Advisory Committee DATE: August 3, 1993
FROM: Captain Jerry Pfeifer
SUBJECT: August 9, 1993 Meeting

- #29 No Comments
#30 No Comments
#31 No Comments
#32 No Comments
#33 No Comments
#34 No Comments
#35 Building shall comply with the 1991 Life Safety Code.
#36 Surface for Fire Department access shall be paved and capable of handling 50,000 lbs. on 2 axles.
#37 No Comments
#38 No Comments
#39 No Comments

JP/dmc

RECEIVED
AUG 5 1993
ZADM

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Eastern Blvd., 672' W of : OF BALTIMORE COUNTY
Marlyn Ave. (807 & 807-A :
Eastern Blvd.), 15th Election :
Dist., 5th Councilmanic Dist. : Case No. 94-38-A

SPORTS REALTY PARTNERSHIP, :
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 18th day of August, 1993,
a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum,
Esquire, 814 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

AUG 19 1993
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: 7/6/93

TO: Ms. Rorke - St. Names
Mr. Wirth - SHA
Mr. Powell - EIRD
Mr. Seeley - MSS
Mr. Rascoe - ZADM, Development Management (2)
Mr. Richards - ZADM, Development Control
Mr. Bowling - DEED (3)
Capt. Pfeiffer - Fire Dept.
Mr. McDougall - Rec & Parks
Mr. Small - SHA
Mr. McDaniel - Strategic Plan., Development Review (3)

FROM: Susan D. Wimbley
ZADM

SUBJECT: Project Name: 807 + 807A Eastern Blvd.
Project No.: 93093 Z
ZADM No.: 555
District: 555
Engineer: Baptiste
Phone No.: 391-2336

ACTION REQUESTED: ☒ Waived CRG Meeting
☒ CRG Plan Refinement
☒ CRG Non-Material Amendment
☒ Limited Exemption (26-171.b.9)
☒ Waived Hearing Officer Hearing

Please review the attached plan for compliance with current regulations and return comments to our office by 7/16/93. If you have no comments or do not need to review this plan, please indicate by placing your initials here. (This procedure is similar to the waived CRG meeting procedure.) NONRESPONSIVENESS BY THE AFOREMENTIONED DATE IS CONSIDERED TO BE CONCURRENCE BY YOUR OFFICE OF THE PLAN.

Thank you for your timely attention to our request.

SDW:scj
SUBDIV.DST (TXTSOPH)

TO: CAM
RECEIVED
JUL 6 1993
By: scj

807 & 807-A EASTERN BOULEVARD
93-093-2

Limited Exemption
Zoning Item #36 (FY 94)
Plan Date: 6/29/93
Comments Due: 7/27/93
Comments Date: 7/23/93
Comments Completed: 7/23/93

This plan is generally acceptable for zoning approval. However, before this office can recommend approval, all variances requested under item #36 must be granted and the Phase II and III plans must identify the hearing number, what was requested, what the order stated (including restrictions). The approved hearing plan and the approved B-9 plan must agree. All information listed on the commercial (blue) checklist must be on the permit application plan.

Any requests for further information from the Zoning Office must include a reference to the limited exemption file #93-093-2 and written correspondence or revised plans must be accompanied by a copy of these comments.

CATHERINE A. MILTON
Planner I

CAM:scj

CC: Item #36

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SCALE
1" = 200' ±

LOCATION
ESSEX

SHEET
N E
2-G
AND
2-H

